012.0	0003	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,039,900 /	1,039,900
					USE VALUE:	1,039,900 /	1,039,900
					ASSESSED:	1,039,900 /	1,039,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACOB JAISON
Owner 2:	JACOB DEBBIE S
Owner 3:	
Street 1:	28 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BEARS MARGARET C -
Owner 2:	-
Street 1:	28 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,309 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 2554 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5309.000	547,500		492,400	1,039,900
Total Card	0.122	547,500		492,400	1,039,900
Total Parcel	0.122	547,500		492,400	1,039,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.23 | /Parcel: 407.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9662
GIS Ref:
GIS Ref:
Insp Date: 11/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	547,500	0	5,309.	492,400	1,039,900	1,039,900	Year End Roll	12/18/2019
2019	101	FV	463,300	0	5,309.	637,200	1,100,500	1,100,500	Year End Roll	1/3/2019
2018	101	FV	463,400	0	5,309.	405,500	868,900	868,900	Year End Roll	12/20/2017
2017	101	FV	463,400	0	5,309.	370,700	834,100	834,100	Year End Roll	1/3/2017
2016	101	FV	463,400	0	5,309.	301,200	764,600	764,600	Year End	1/4/2016
2015	101	FV	456,800	0	5,309.	301,200	758,000	758,000	Year End Roll	12/11/2014
2014	101	FV	456,800	0	5,309.	274,600	731,400	731,400	Year End Roll	12/16/2013
2013	101	FV	456,800	0	5,309.	261,300	718,100	718,100		12/13/2012

!1208!

PRINT

Date	Time
12/10/20	16:52:10

LAST REV

Date	Time
08/19/19	12:12:52
danam	
1208	

USER DEFINED

Prior Id # 1:	9662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEARS MARGARET	1299-11		4/19/2005		420,000	No	No		
	858-82		5/21/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2009	327	Manual	500	C				MOVE 4 MODULES FRO
5/11/2009	326	New Buil	167,500	C		G10	GR FY10	BUILD 28X38 MOD CO
5/1/2009	296	Foundati	10,000	C				
4/15/2009	238	Demoliti	12,000	C				DEMO SF HOME

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2017	MEAS&NOTICE	BS	Barbara S
7/2/2009	Info Fm Prmt	BR	B Rossignol
2/6/2009	Meas/Inspect	189	PATRIOT
9/24/2005	MLS	HC	Helen Chinal
10/31/2000	Hearing N/C	163	PATRIOT
11/8/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
8/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5309		Sq. Ft.	Site		0	85.	1.09	2									492,380						492,400	

Total AC/HA: 0.12188 | Total SF/SM: 5309 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 492,380 | Spl Credit | Total: 492,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	2.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14342105
Const Adj.:	0.99989998
Adj $ / SQ:	142.913
Other Features:	119406
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	559238
Depreciation:	11744
Depreciated Total:	547494

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

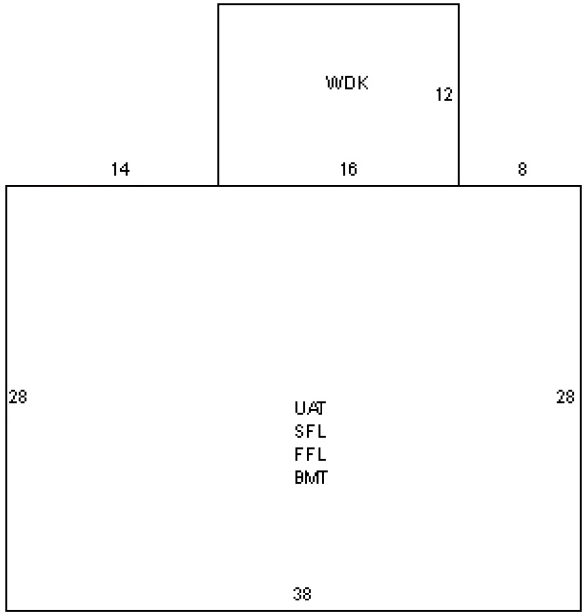
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.20
Special Features:	0	Val/Su Net:	150.00
Final Total:	547500	Val/Su SzAd	257.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	63.450	67,515
FFL	First Floor	1,064	142.910	152,060
SFL	Second Floor	1,064	142.910	152,060
UAT	Upper Attic	266	57.170	15,206
WDK	Deck	192	11.210	2,152

Net Sketched Area:	3,650			Total:	388,993
Size Ad	2128	Gross Are	4448	FinArea	2554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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